



**CITY OF SUNNYVALE
REPORT
Planning Commission**

July 11, 2005

SUBJECT: **2005-0353:** Application(s) on a 5,482 square foot lot located at **694 Conway Road** in an R-2 Zoning District (APN: 202-06-015).

Motion: Design Review to allow a new two-story home and an attached accessory living unit resulting in a 59.5% Floor Area Ratio where 45% may be allowed without Planning Commission review

REPORT IN BRIEF

Existing Site Conditions Single Family Residential

Surrounding Land Uses

North	Single Family Residential
South	Single Family Residential
East	Single Family Residential
West	Single Family Residential

Issues Design compatibility with neighborhood including FAR

Environmental Status A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with conditions

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	Like other homes in the vicinity, the proposed home is oriented with the front elevation towards Conway Road.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed home is approximately 205 s.f. larger than the most recently approved home on the same sized lot. The proposed home includes some covered porch area and provides an integrated accessory living unit.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	Privacy of adjacent lots has been addressed in the design of the proposed home and as conditions of approval.
<i>2.2.4 Minimize the visual impacts of parking.</i>	To minimize the impact of front yard paving, staff has included a condition of approval requiring the driveways to be constructed of colored, stamped concrete in a decorative pattern.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	See previous comment. There are no landscape requirements for single-family homes.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The project will require building permits and inspections. The project incorporates stucco, trimmed windows, trellis features and high quality tile roof.
<i>2.2.7 Preserve mature landscaping</i>	A protected tree was removed from the site without permits. Staff has included conditions of approval to mitigate this removal by requiring two 36-inch box trees on site.

Recommended Conditions of Approval - Design Review

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- C. The Conditions of Approval shall be reproduced on the cover page of the plans submitted for a Building permit for this project.
- D. The Design Review approval shall be null and void one year from the date of approval by the final review authority at a public hearing if the approval is not exercised.
- E. Once this Design Review is exercised, the previously approved permit File Number 2004-0018 shall be null and void with no further action required by any reviewing authority.

2. ACCESSORY LIVING UNIT

- A. The applicant shall at all times comply with the requirements of the Accessory Living Unit as noted in SMC 19.68. Record a 20-year deed restriction requiring owner occupancy of one unit prior to issuance of a Building Permit.

3. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. Final exterior building materials and color scheme are subject to review and approval of the Planning Commission/Director of Community Development prior to issuance of a building permit.
- B. Roof material shall be barrel tile as indicated on the approved materials board.

4. LANDSCAPING

- A. Landscape and irrigation plans shall be submitted to the Director of Community Development subject to approval by the Director of Community Development prior to issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy. The landscape plan shall include the following elements:
 - 1. Provide two 36-inch box trees on site prior to Building Permit final inspection.
 - 2. Provide irrigation to both trees.
 - B. Colored, stamped decorative pavement shall be used for the driveway surface in order to reduce impact of paving area. Use "grasscrete" pavers on edges to reduce paving to 50% or lower of required front yard area.
 - C. All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition.
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